



City of Kent
Department of Economic and
Community Development
Update February 3rd, 2015

43RD ANNUAL ECONOMIC FORECAST CONFERENCE



Economic Development Council
of Seattle and King County

Telling our Story

Economic Development Council of Seattle and King County Marketing Supplement | January 16, 2015

7

South King County goes global for economic growth

By Cynthia Rosh

When most people think of successful economic development projects, they may look to Seattle's South Lake Union area, where Amazon's growth has exploded and developers are rapidly building housing and other amenities to serve the burgeoning workforce.

What many may not realize, however, is that significant development and new businesses have and continue to locate outside what is traditionally considered the economic core of the Puget Sound area. One prime example is South King County, where cities are successfully supporting the expansion of existing companies, wooing new businesses, developing Class A real estate available at lower prices and reshaping their own economic core.

"Aerospace and outer space research and development persists in the Kent Valley. From the first lunar rover developed at Boeing's space center, to the creation of next generation rockets at Jeff Bezos' Blue Origin, brilliant scientists and engineers are developing the world's most advanced vehicles in Kent," said Kent Mayor and Economic Development Council Board Member Seattle Cooke. "Considering our concentration of over 50 aerospace companies, it's almost inevitable we're seeing so much activity melding those necessary skills from one industry to another."

In fact, Kent is just launching a new brand, "Kent Washington: Bringing the World Home." It's a way for the community to consistently represent itself to international businesses and visitors alike, and to showcase the many companies located there that are playing on the international stage. With 8,000 firms, 60,000 jobs and 45 million square feet of industrial space, the community's diversity brings it cultural fluency and the worldwide perspective that is critical in today's global economy.

Kent is a player in a larger, regional effort by economic development officials in King, Pierce, Snohomish and Kitsap counties to draw foreign direct investment to the region. Together the region has created a five-year Greater Seattle Region Global Trade & Investment Plan to guide the way. "Foreign investment is one tool that local businesses, especially small and mid-sized companies, can use to access capital to help them grow locally and reach more export markets," said Suzanne Dale Sney, president and chief executive of the Economic Development Council of Seattle and King County. "We capitalize on those strategic investment opportunities we can grow jobs and economic vitality in a significant way all across King County."

South King County is moving toward this in many ways, including converting existing properties to meet current demands. For example, a large complex that formerly housed Boeing's Kent Space Center has been redeveloped into The Cascades at



Kent-based Laser Motive is working on technology to enable in-flight recharging of unmanned aerial vehicles (UAVs).

CenterPoint Office Park, a high-tech, state-of-the-art 415,000 square foot commercial and industrial complex, now 50 percent leased. One of the center's major tenants is ThyssenKrupp, the Germany-based aerospace supplier.

Former NASA scientists at another cutting-edge company in Kent, Laser Motive, are working on technology to refuel drones in the air through laser. Amazon is building a state-of-the-art fulfillment center that will use robots to take the distribution and movement of freight to the next level. The company is also testing delivery drones at the same spot.

This innovation isn't limited to aerospace. The Kent Valley is also home to REI, Flow International, Taco Teas and one of Starbucks' five roasting plants in the world. "The Kent Industrial Valley is something of a microcosm of the Puget Sound. I see a future where Kent becomes as iconic as State Route 35 in the Silicon Valley and Route 128 out of Boston, with a mix of innovative companies and people," said Kent Community and Economic Development Director Ben Wolben.

In addition to a strong presence of major corporations, the South King County region is also seeing growth in hotel and real estate projects using the federal EB-5 financing program, which allows foreign nationals to invest in job-producing projects. In return, the investors get green cards that can lead to U.S. citizenship.

Reinvent-based SECO Development broke ground last fall on a hotel at Southport, a mixed-use project on Lake Washington. The four-star, 350-room hotel located near the Seahawk Virginia Mason Athletic Center is projected to create more than 2,300 jobs related to construction and operations. The hotel is the latest addition to the 17.5-acre master-planned project at the south end of Lake Washington.

The Southport Hotel joins a long list of real estate projects under construction in the South King County region funded through EB-5. Omar and Christine Lee of Mercer Island are financing half of the \$120 million Washington Place project in Tukwila, a block from Westfield

company to more economically import its clothing from Asian manufacturers and send it to its largest market in Canada. Because of its local success, the company has leased more space for additional executives, sales, marketing and customer support staff, said Doug Leis, manager of the city of Auburn's Office of Economic Development.

Leis said Auburn is able to draw additional interest through its strong Sister City program with cities in China, South Korea and Japan.

Other foreign companies based in South King County, from Bulten to Ranson to Federal Way include, Imaginetics Aerospace Manufacturing and assembly, recently purchased by a German firm, Ireland-based Oldcastle Precast Inc. and Spain-based Carburon USA, which has an 80,000-square-foot aerospace composites plant in Tukwila.

Will Washington State Route 167, the highway going through the Kent Valley, one day become an icon of industrial and innovation success just like Highway 35 in California and 128 in Massachusetts? If the leaders of South King County continue their success, it will. And they're looking far beyond regional boundaries to make it that way.

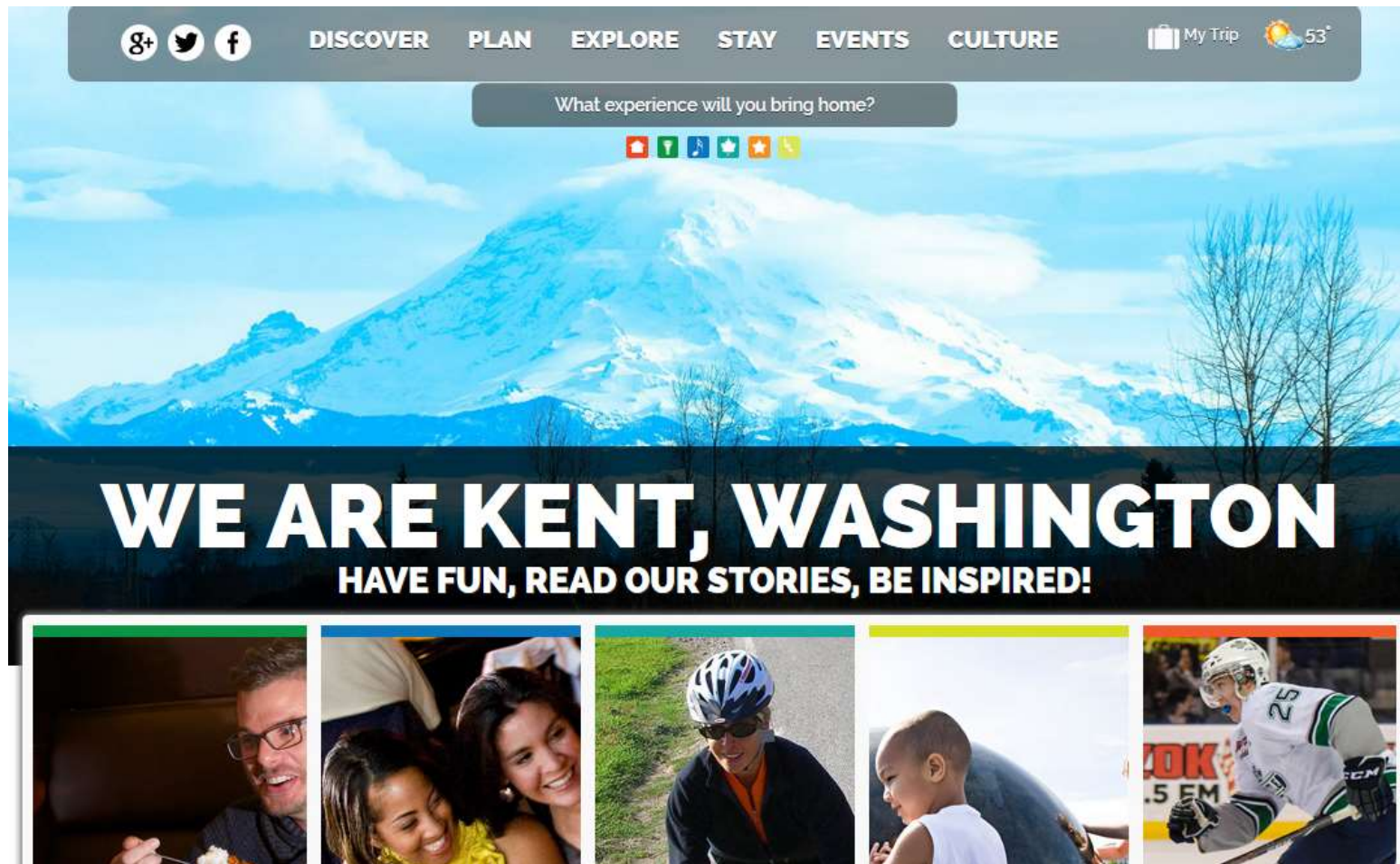
Cynthia Rosh is a local freelance writer and owner of Rosh Media Services.

Global Investment & Innovation Capitalizing on our Gateway to the World

Sponsored by:



Launched: www.VisitKent.com



Kent Valley: Innovation Happens Here.



In Kent,
we make things
that *not only*
travel the world,
but **fly into space.**

POWERED BY **INNOVATION**



For more information:
VisitKent.com/innovation

Reminding the region both of
Kent's legacy and Kent's promise.

Blue Origin

Laser Motive

Hexcel Corporation

Boeing Space, Security, & Defense

Hytek Finishes

ThyssenKrupp

Carlisle Interconnect Technologies

Amazon Fulfilment Center

Et. Al.

Left: Ad Place Puget Sound Business Journal

Downtown Development

The Platform



- Occupancy increasing; Platform is over 60% full
- Rents proved and drawing developer attention
- More sales for downtown businesses

Downtown Development

Kent Station

Today's Construction



**On-Schedule
for 2Q 2016 Occupancy**



Place-Making

Downtown: Energy & Ideas



A Welcome to Michael Tolleson's Art Center

Place-Making

Downtown Parking and Infrastructure



New, welcoming parking signage shows availability in downtown zone

Re-striping downtown spaces more efficiently and consistently

Looking ahead:

- Sound Transit – Funds for Station Access Improvements
- City-owned lot management

Place-Making

ShoWare Celebrates 2 millionth Guest



Identifying Redevelopment Opportunities



Catalyzing Change on the Meeker Street Corridor

Utilizing EPA Brownfield Assessment Grant Funds, Staff have Identified 37 Opportunity Sites for Redevelopment.

Attracting Anchor Retailers



R.E.I. Discussion: Expanding in Kent



Kent is Competing for FAA Regional HQ

Entry Perspective

RIVERBEND



Trammell Crow Company

Gensler

CLARK

USAA

USAA Real Estate Company

717

FAA Northwest Region Headquarters | RLP No. 3WA0392

GSA

UAVs: a Kent Opportunity.



The tech, talent, and companies are here in the Kent Valley.

Working to create a focal point for the industry in Puget Sound.

Green River College UAS Degree:
Opening equipment to entrepreneurs

SAVE THE DATE!

AUVSI CASCADE CHAPTER 2015

Awarded AUVSI Chapter Of The Year 2013 & 2014

2015 Unmanned System Spring Forum, Trade Show & Evening Networking Event

THURSDAY, APRIL 16TH
Unmanned Systems Forum, Trade Show & Evening Networking Event | 8:00 - 7:00PM

FRIDAY, APRIL 17TH
Aerospace Factory Tours in the Kent Washington Valley | 8:00 - 1:00PM

EVENT LOCATION | Cascade EAST Tower | 20819 72nd Avenue S | Kent, Washington

EARLY REGISTRATION through March 31ST

AUVSI Members		
Forum	(April 16 th only)	= \$150.00
Aerospace Factory Tours	(April 17 th only)	= \$ 75.00
Forum/Tours	(April 16 th & 17 th)	= \$225.00
Non-AUVSI Members*		
Forum	(April 16 th only)	= \$250.00
Aerospace Factory Tours	(April 17 th only)	= \$100.00
Forum/Tours	(April 16 th & 17 th)	= \$325.00
Students/Active Military		
Forum	(April 16 th only)	= \$ 75.00
Aerospace Factory Tours	(April 17 th only)	= \$ 50.00
Forum/Tours	(April 16 th & 17 th)	= \$150.00

(*Annual Individual Membership to AUVSI DC is \$100.00, included with non-member forum registration)
Please join at www.AUVSI.org to save on registration fee.

REGISTRATION after March 31ST

AUVSI Members & Non-AUVSI Members	
Late Registration Fee Additional	+ \$100.00 April 16 th only
Late Registration Fee Additional	+ \$ 25.00 April 17 th only
Discount Room Rates Start at	= Available Soon

2014-2015 Chapter Sponsors



For more Information and Registration:
cascade.auvsi.org

EXHIBIT AT OUR SPRING EVENT!

DRAPED TABLES (per table/both days) \$300
A limited number of tables with one chair will be made available to Cascade Chapter Members only. To display your technology & services, please e-mail Joe.Gibbs@auvsi.com.

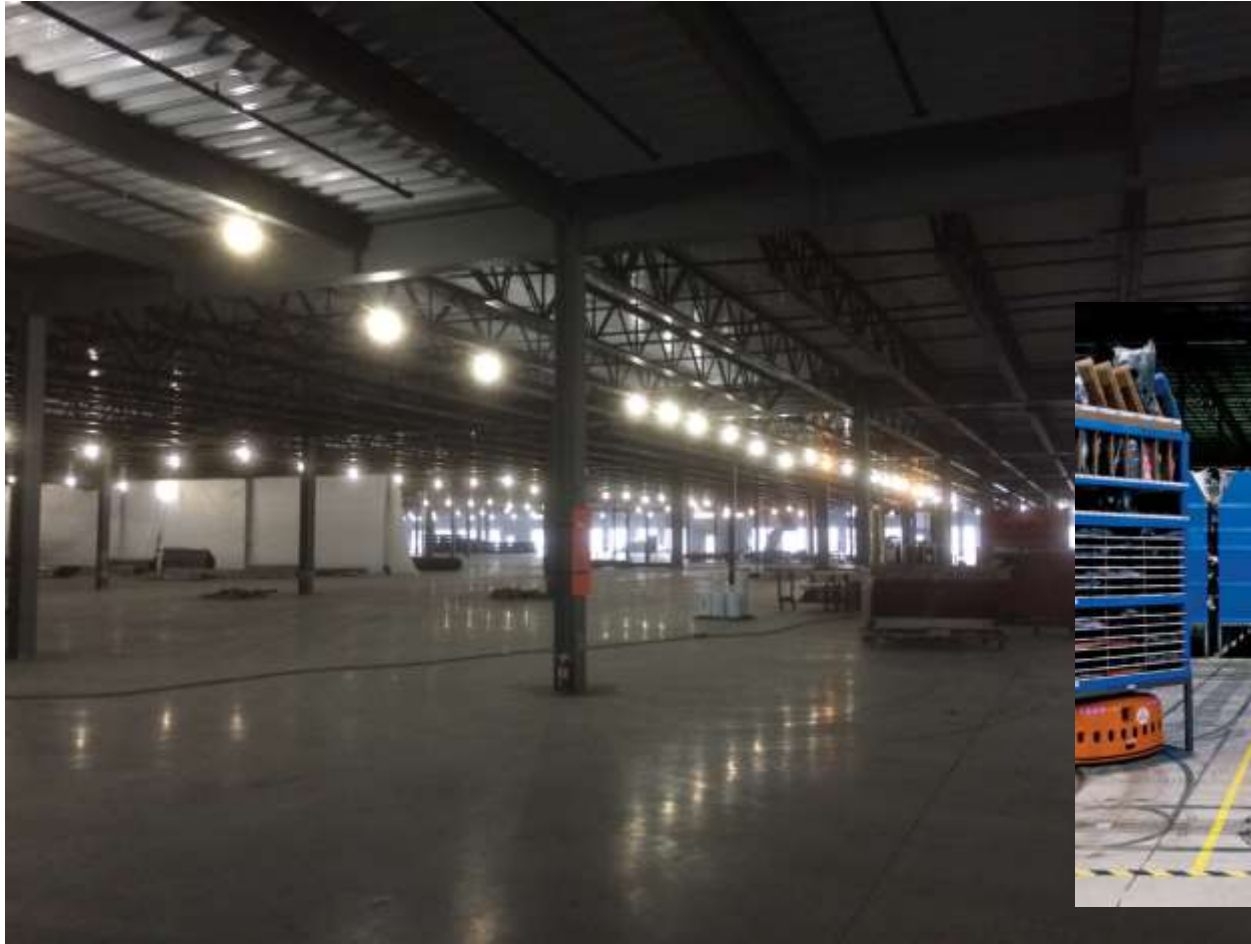
Sponsorship Options for the Spring Forum

• 2 Coffee Breaks (per break)	\$1,000
• 2 Lunchtime Sponsor Highlights (sponsor gets 10 minutes on the stage to talk about his/her company.)	\$2,500
• 1 Vendor Social Hour Sponsor (Social Hour sponsors get 100% of highlight outside of vendor tables.)	\$2,500
• Room Sponsorship	\$1,000
• Vendor Tables (per table)	\$300

AUVSI Cascade Chapter Yearly Sponsorships	Member	\$5,000
	Associate Member	\$2,500
	Affiliate Member	\$1,500

Contact: Joe Gibbs, Executive Director:
Joe.Gibbs@auvsi.com or 509-539-9370

Speaking of Amazon...



Scheduled to Open January 2016

Speaking of Robots...

Washington FIRST Robotics: HQ in Kent



Held their State Championship at ShoWare

Looking Down the Line

- FAA HQ Final Decision:
this March
- Marketing Kent's Brand:
Next Steps
- Sound Transit Link Rail:
draft EIS in March
- Comprehensive Plan:
Updated Code



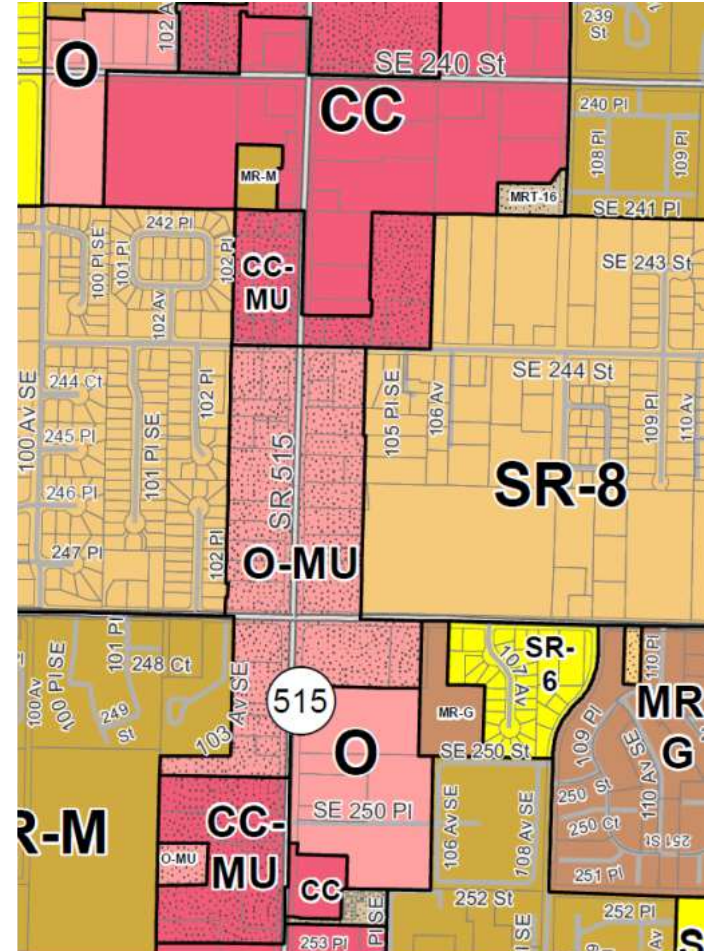
Sound Transit: Decisions Coming



March EIS Draft * Preferred Alignment June '15 by Sound
Transit Board * Late 2016 Project Selection

Create KENT 2035 *It's your City.*

- Comprehensive Plan Update
- Looking at simplifying land use regulations and removal of some zoning impediments to development goals
- Also examining expanding zoning, like M1C, to allow for more targeted retail in Valley



Questions?